

APPLICATIONS ON FILE
May 27, 2011

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612-2031

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

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You may view the project applications and/or plans by visiting our offices. The case planner need not be present to see the project file. Your comments and/or questions regarding an application must be directed to the Community and Economic Development Agency – Zoning Division, to the attention of the designated case planner, and by the end of the 17-day public comment period:

June 13, 2011

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Community and Economic Development Agency – Zoning Division, at the address indicated above.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help up achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1. **Location:** 1094 – 71st Avenue (APN: 041-4146-001-00) 4/20/11
 Proposal: To legalize the conversion of an attached 374 square-foot garage into a master bedroom, bathroom, and laundry room at a 944 square-foot single-family home.
 Applicant / Jose Saucedo
 Phone Number: (510) 878-0526
 Owner: Ngo Nguyet
 Case File Number: DV11-079
Planning Permits Required: Regular Design Review to legalize the conversion of an attached 374 square-foot garage into a master bedroom, bathroom, and laundry room at a 944 square-foot single-family home;
Minor Variance to allow a side yard setback of 2'-0" where 3'-0" is required
 General Plan: Detached Unit Residential
 Zoning: RD-2 Detached Unit Residential Zone-2
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Additions and alterations to existing structures:
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning
Historic Status: Not A Potential Designated Historic Property; Survey rating: Fd3
Service Delivery District: 5
City Council District: 7
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

2. **Location:** 4135 Gregory Street (APN: 030 -1835-048-03) 5/9/11
 Proposal: To construct a 2,908 square-foot two-story single-family home on a lot where a detached Secondary Unit has already been completed.
A 4,169 square-foot single-family home with a different design to what is proposed was previously approved but not constructed (case # DRC060042 approved 9/27/06)
 Applicant/ Irum Shiekh
 Phone Number: (415) 309-4191
 Owner: Irum Shiekh
 Case File Number: DR11089
Planning Permits Required: Regular Design Review to construct a One-Family Residential Facility
General Plan: Detached Unit Residential
Zoning: RD-1 Detached Unit Residential Zone - 1
Environmental Determination: Exempt, Section 15303(a) of the State CEQA Guidelines:
New Construction of Small Structures (One single-family residence);
Section 15183 of the State CEQA Guidelines:
Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status: N/A
Service Delivery District: IV
City Council District: 4
For further information: Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or arose@oaklandnet.com

3. Location: 3503 E 8th Street (APN: 033 -2201-028-00) 4/18/11

Proposal: To construct commercial koi fish ponds toward the front of the lot and 1,237 square-foot addition to the single-family home located toward the rear of the lot.

Applicants/ Kelvin & Andy Lam
Phone Number: (510) 338-2708
Owners: Kelvin & Andy Lam
Case File Number: CD11077

Planning Permits Required: Minor Conditional Use Permit to allow an Open Non-Residential Facility (commercial koi pond) in the HBX-3 Zone;
Regular Design Review to allow an addition greater than 1,000 square feet new floor area to a One-Family Residential Facility

General Plan: Housing and Business Mix
Zoning: HBX-3 Housing and Business Mix - 3

Environmental Determination: Exempt, Section 15301(a) of the State CEQA Guidelines:
Existing Facilities (additions);
Section 15183 of the State CEQA Guidelines:
Projects Consistent with a Community Plan, General Plan, or Zoning

Historic Status: Non-Historic Property; Survey rating: X

Service Delivery District: IV
City Council District: 5

For further information: Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or arose@oaklandnet.com

4. Location: 1035 West Grand Avenue (APN: 005-0413-002-02) 05/04/11

Proposal: To construct a new office building on a vacant lot.

Owner: Bernard Nestal
Contact Phone Number: (510) 760-5798
Case File Number: CD11-084

Planning Permits Required: Regular Design Review to construct a new office building;
Minor Conditional Use Permit to allow a height of 28'-6" where 35' minimum is required

General Plan: Community Commercial
Zoning: CC-2 Community Commercial Zone – 2

Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines:
In-fill Development Projects;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning

Historic Status: Potential Designated Historic Property (PDHP); Survey rating: N/A

Service Delivery District: 1
City Council District: 3

For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

Applications on File for the Week of May 27, 2011

